

GGV AoA Special Meeting on 24th December 2023

Minutes of Meeting:

1. Resignation of Board:

- The Board expressed readiness to hand over (not resignation) all responsibilities to the authorities upon receiving an order from competent authorities.
- Residents also agreed upon that resignation of board not a solution considering bye-laws as well as to take care the society ongoing affairs & management.
- Resignation of the ad-hoc body is not permitted as per Section 26(3) of the model bye-laws.

26. Election and term of office—.

- (i) The annual general meeting of the Association, to be held in the first quarter of each financial year, shall elect neither less than 4, nor more than 10 Members including the President, Vice President, Secretary, and Treasurer from Members of the Association. Provided that no member shall be eligible for election if he has been found guilty of misusing the post during his previous term. The term of office of the office-bearers of the Board of management shall be one year from the date of assuming office and they will be eligible for re-election.

Provided that a person can not hold the same post continuously for more than 2 years.

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- (ii) An arrangement shall be made by the board to ensure that one third of members of the board retire annually.
 - (iii) The office bearers shall hold office until their successors have been elected and hold their first meeting.

2. Legal Cases:

- Two legal cases are pending at the Allahabad High Court:
 - 30290/2021 filed by Kumar Sanjay Singh against Dy. Registrar, GDA & AoA on DR office election order received in 2021.
 - 33081/2021 filed by AoA against GDA related to building structure, IFMS & other pending work as per the Memorandum of Transfer signed by GGV AoA.

- The case filed by AoA is not related to the election and therefore not a hindrance to establishing a democratic process in GGV.

3. Election on Current Deed of Declaration:

- As per residents' mandate a letter will be sent to the Dy. Registrar requesting to conduct the election on the current Date of DOD or Dy. Registrar office need to see the right way in the present scenario.
- The draft letter will be shared with residents by December 31st for feedback.

4. Election through Writ Petition:

- The Board is open to conducting the election through a writ petition in the Allahabad High Court if necessary and approved by the house.
- Mr. Sandeep Singh (D-1531) will represent the residents in this writ petition.
- All expenses related to the writ petition will be borne by GGV AoA.
- The petition will be filed in the first week of January to conduct election at earliest.
- GGV AoA shall not be made party / respondent in this writ petition.

5. Civil and Other Work:

- Similar to the residents' demand for elections, consensus is required for initiating urgent civil and other work.
- Tower A and B work will be prioritized with the approved vendor after satisfactory visit of their sites in Jan'24.
- A committee will be formed to address the basement seepage issue concurrently & invitation will be sent to residents.

6. Lift AMC:

- Negotiations with the OEM vendor, Johnson, are ongoing and will be finalized based on the best rate by 31st Dec.
- Residents were informed that all lifts require upgradation only, replacement of lifts not required.
- Tower D lifts will be upgraded with new PCBs similar to Towers A, B, and C.
- Johnson proposed an increment of 12 % AMC cost, earlier in 5 years AMC cost was not increased for 3 years rest of the year was around 3 %. Board looking to close this on minimum increment & inform all.

7. Legal Action against Mahagun Millenia and Rebel Foods:

- Legal notices were served to Mahagun Millenia and Rebel Foods nearly two months ago, but no action has been taken.
- Cases will be filed against them in the first week of January in Ghaziabad.

8. EV Charging Station and Two-Wheeler Restrictions:

- Residents did not approve the installation of an EV charging station in GGV and asked to keep it on hold for the new Board.
- Board was in favour of EV charging station facility for the society considering future need as well as to save environment.
- Proposal of EV station by Static / Tata power on no cost burden to the residents. AoA may earn Rs 1/unit if approved by house.
- Static EV Station was agreed to charge as per current residential electricity unit rate @Rs. 7.70 / unit by displaying their one LED at charging point to run their advertisement in lieu of charging Re. 1/unit from residents.
- A restriction was imposed on carrying two-wheelers in the lifts as per concerns raised during the meeting.

9. Committee for Urgent Work, if required:

- An email will be sent to residents requesting five volunteers to work with the Board on urgent matters until the election for different committee.
- If more than five nominations are received, volunteers will be selected through a random draw.

10. Other Updates:

- The bus stop facility by Crossings Infra Pvt Ltd., (CIPL) near GGV is under construction and will be ready by month-end.
- CIPL will resume work on the service road following the NGT order reinstating the construction work and after than Board will release one month hold TMC charges approx.. 3.15 Lac.
- The financial statement for April-September 2023 will be shared by December 31st, 2023.
- The next meeting with residents will be held on or before January 26, 2024.

Thanks notes given by the President to residents for a peaceful & fruitful meeting.

Regards,

Secretary, GGV AoA